

ACCUTECH INSPECTION BUREAU LLC

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NJ Home Inspectors License # 24G100021600

This is an actual report. To protect client's privacy, we have omitted personal information from here.

IMPORTANT: 100% SATISFACTION OR MONEY BACK GUARANTEE

This guarantee is being provided to our client only, who wishes to buy an available home for sale, and was not satisfied with our inspector, inspection or the report in any manner and had to secure the services of another licensed home inspector to buy the home. If you do not agree with any portion of the agreement, scope of work, inspection & or this report, in any way, please advise us of your disagreement and send back the entire package of documents, to us for refunding the fee. No refunds are due if any portion of this report has been used to secure mortgage, negotiate or getting out of any contract, or when the property has been withdrawn from sale. Requests for refund must be made in writing within three days of first knowledge to you, of any portion of the inspection or the contents of this report. A notarized affidavit stating clearly that the inspection and or the contents of this report have not been used, by anyone, is to be sent to us before the refund is made with a copy of the inspection report that you were given by the other licensed home inspector. Refunds are made for the structure & mechanical inspection fee portion only, after 30 days of the receipt of complete written request for refund. No refunds will be made for any sub contracted services, such as radon, WDI, or any other work or costs that may have been paid out, by the company.

We meet the NJ State Home Inspection Standards of Practice (NJ ADC 13:40-15.16). More information on this issue can be obtained from: <http://www.state.nj.us/lps/ca/proposal/homeinspector.html>, or from NEW JERSEY REGISTER, VOLUME 33, NUMBER 9, Dated MONDAY, MAY 7, 2001, RULE PROPOSAL, LAW AND PUBLIC SAFETY, DIVISION OF CONSUMER AFFAIRS, STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, HOME INSPECTION ADVISORY COMMITTEE

We sent out the agreement documents in advance to ensure that you can preview the terms and conditions of agreement and scope of our work, at least one day in advance of your date of inspection. It was sent to you by email, fax, mail, or verbal information on how you can view it on our web site. It is a public knowledge document, and is also made available via other conduits. If for any reason you did not sign that agreement so far, then the copy attached herewith is deemed as agreed upon and is an integral part of this inspection report. If you do not agree with the agreement terms in its entirety then please return all the documents to us by certified mail return receipt requested, within three days after its receipt to you, and we shall return your fees; in that case this work is null and void completely, as though it was never undertaken.

Unless we hear from you otherwise; within 10 days of the inspection, we assume that you do have all reports in your possession. If you provided us with the information of any of your other agents who you wish to be informed of this report, we shall endeavor to fulfill this request on as resources available basis, however we do not assume any responsibility for this action or inaction. We support technical issues after the inspection, sent to us by regular mail and or email only (Positively no telephone support is feasible for administrative reasons). We generally respond within 5 working days or sooner depending upon the gravity of issues. However all issues of any legal consequence should be sent to us by certified mail, return receipt requested only.



INSPECTION REPORT

_____ <i>Inspection date</i>	_____ <i>Town</i>	_____ <i>Address</i>	_____ <i>Zip</i>	_____ <i>Client</i>
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Dear client,

Enclosed herewith please see inspection report and the summary comments for the captioned property.

A copy of the terms and conditions of this inspection's scope of work, and our agreement with you, for us to undertake this inspection under these terms was sent to you earlier. If for any reason you did not receive it in a timely manner, and or you could not execute this written agreement; it is being re-attached herewith again (hard copy sent by mail). If you do not agree with the terms of this agreement and or this inspection and or this report in any manner, in its entirety, please return this document back and we shall return your inspection fee. In that case this work is work null and void as though it was never undertaken.

Please read entire document (inspection agreement, inspection report etc) as the summary segment is a part only of the entire report. Copy of a summary may be the only portion sent to your representatives electronically.

For satisfaction warranty, please see page 1 of our report. Please call us, or seek further professional assistance, if there is any thing that you do not understand or have concerns about any issue before closing, You are urged to remedy all defects / issues as stated herein before the closing, or soon thereafter when practical and feasible.

We can also furnish prospective repair costs as extra fee, if necessary. Please contact us if you need this information.

Preprinted section, part two has 8 pages that may not be faxed or emailed (Express electronic transmission) but are an integral part of this inspection documents (work) and are attached in the original hard copy file and are either given by hand or sent by regular mail. Should you need these documents also by the express delivery, please call our office.

Thanking you,

Sincerely,

Accutech Team

This document contains 45 pages including eight preprinted sheets

To conserve time, only few selective pages may be faxed / emailed to your attorney, agents, and others. In the event of any discrepancy in the electronic copy or transmission error etc, only the original hard paper copy shall be valid as original and accurate.

C O N T E N T S O F T H I S F I L E

#	Page Title		
1	Satisfaction Warranty		1
2	Cover letter		3
3	Content Table		4
4	Preface		5
5	Client Information		6
6	Image Gallery	Optional	7
7	Site Information		
8	Summary Report		
9	Repair Costs	Optional	
10	Prospective	One Sheet	
11	Field Observations	Three Sheets	
12	General notes, budgeting & maintenance and recommendations	Two Sheets	
13	NJ State Protocols	Three Sheets	
14	Terminology used in this report	One Sheet	
15	Code of Conduct	Four Sheets	
16	Terms and Conditions governing this Agreement	Three Sheets	
	Technical Glossary; (See our website)		

Some items like scope of work agreement and Explanations, Glossary, NJ State Protocols, Code of Conduct & Agreement may not be transmitted by express delivery means such as fax and or email, however are part of the inspection documents and may be sent by regular mail and or given by and at the time of inspection.

WDI (Termite) HUD form: Attached herewith see computer generated first page
 Attached herewith see preprinted form; this copy could only be faxable
 Delivered by hand to client at the time of inspection
 Performed by others

RADON: Radon test report to follow; Call Lab directly for further information; sent by lab directly to the client; we have no control over it.
 Test Kit # Ra-data -800-723-6641 or 973 927 7303 Fax 973 927
 Test Kit # Radiation data (609) 466-4300 Fax (609) 466-4302
 No Radon test was ordered

FEES \$ AGE: AREA:
PROPERTY TYPE: SINGLE MULTI
TYPE OF INSPECTIONS: Structural MECH. W.D.I (Termite) RADON
CROSS STREET:
DIRECTIONS:

P R E F A C E

Following information is a summary of a cursive visual survey at the captioned property on the date and time as noted above. For detailed information please consult reference material. Unless noted otherwise in the agreement, NJ STATE protocols and standards of practice are met in our inspection and are deemed incorporated in this report. This inspection may not have been carried out without the benefit of a perusal of any contract documents, seller's disclosure form, construction or upgrade plans, and or, maintenance records.

The principal focus of this survey is to seek major visual defects by a generalist in this field for a pre-sale purchase of real estate, and hence it is neither technically exhaustive nor all cosmetic deficiencies are addressed. Major visual defect is defined as a safely accessible and normally visible component whose repair shall cost \$ 1000.00 or more for residential property, \$ 5000.00 for mixed use, multifamily or commercial properties, at the time of inspection or within 90 days thereof. No invasive or intrusive inspection techniques, destructive testing or component dismantling is undertaken. The legality or adequacy of any alteration, use, code-compliance, zoning, safety-standards, original design, or post design factors, remediation and or maintenance is beyond the scope of this inspection. Even if some of other issues have been discussed, these are for general information only and reliance is not warranted. If any component, other than NJ State protocols or standards of practice, is addressed, it is for general information only, and is not deemed as inspected. Verbal report at the time of inspection may be a broad prospective of the focus overall. All issues noted in this report are our recommendations for remediation, even if specifically not mentioned to remediate.

Every effort is made to list all issues of substantial significance, and report as objectively as humanly possible, however we do not warrant total inclusivity of all issues and or free of total subjectivity. Error & omissions are very likely. Cosmetic deficiencies are not noted. Client may make separate list of any obvious or cosmetic issues not listed in our report. Grading of the components is in comparison to similar components in its architectural, construction class, specifications age, and not a hypothetical standard. Components not installed, or installed not in accordance with current standards are not judged as defects. However upgrading or improvements may be recommended and should be considered to enhance life style or current norms, save lives, property values and or operational costs.

Qualified professionals should be consulted for second opinions and or remediation for issues that are beyond client's grasp and reach. We recommend re-inspection prior to closing, with particular emphasis on items that were not inspected at this inspection, were subjective, and or were remedied following our recommendations. Older properties may not comply with all the current building construction codes. Interpretation / or code compliance is beyond the scope of this inspection. Some of the components although deficient in code compliance may still be usable and or considered grand-fathered. Buyers should consult the clerk in-charge for all permits, and the legalities of existence.

The effectiveness, adequacy, efficiency, proper distribution, calibration of controls etc. and overall performance of components are beyond of scope of a single visit visual inspection. At the time of the inspection, the visible and safely accessible parts of the main systems within the scope of this inspection seem to be functional and typical for its age, type, and design except as noted herein, normal wear & tear excepted.

Terms, "Left" and "Right" are used to describe the structure as viewed from the accessible public space on the main entrance side.

CLIENT INFORMATION

A. INSPECTION SITE:

 ADDRESS
TOWN, STATE ZIP

Date of Inspection:

DAY Sat Time: 16.15 PM

Can #

 RADON TEST BY Company Radon Kit Only Test by Owner
 TO PICK UP RADON CAN CONTACT MR. MS.
 Phone # of Contact

 Hours notice is needed
 Lock box on Property

B. CLIENT:
 MR. MS.
 CURRENT
 MAILING
 ADDRESS:
 Email:

Beeper #

Cell Ph#

DAY Ph #

Evening #

Fax #

C. ATTORNEY: send report

 MR. MS.
 ADDRESS:

Esq.,

Email:

Beeper

Cell Ph#

DAY Ph #

Evenings #

Fax #

D. AGENT: send report

 MR. MS.
 ADDRESS:

Email:

Beeper

Cell Ph#

DAY Ph #

Evening #

Fax #

IMAGE GALLERY OF DEFECTS

I ST251W0 Street Town Client Images 001



I ST251W0 Street Town Client Image # 01

Home Front Elev. Roof is bald and lower roof is low pitch roof. Overgrown vegetation.



I ST251W0 Street Town Client Image # 02

Front steps broken on both sides. Also there is a crack in the middle of the main home & front porch



I ST251W0 Street Town Client Image # 03
Crack in the basement wall (left side)



I ST251W0 Street Town Client Image # 04
Staircase to the basement is termite infested. Entire screw drive shaft penetrated. Loose Electrical wires etc



I ST251W0 Street Town Client Image # 05
Staircase stringer is termite infested



I ST251W0 Street Town Client Image # 06
Electrical lamp is broken at base. No lens



I ST251W0 Street Town Client Image # 07
Open electrical wire. Paper base sheetrock glued to the basement walls. Loose electric wiring



I ST251W0 Street Town Client Image # 08
Broken basement window glass. Leaking at the sill



I ST251W0 Street Town Client Image# 09
Water stains on floor previous flooding



I Image Street Town Client # 10
Water penetration into basement. No laundry appliances



I ST251W0 Street Town Client Image# 11
Water penetration in basement. Water closet raised 12"+ above basement floor



I ST251W0 Street Town Client Image # 12
Staircase railings do no meet current construction standards



I ST251W0 Street Town Client Image # 13
Termite infested sill plate



I ST251W0 Street Town Client Image # 14
Water penetration the basement walls



I ST251W0 Street Town Client Image # 15
Joists have been primed after the fire damage. Undersized beam (load bearing wall has been removed)



I ST251W0 Street Town Client Image # 16
Previous oil tank lines penetration through these lines



I ST251W0 Street Town Client Image # 17
Stair case guard railings in the attic do not meet current construction standards



I ST251W0 Street Town Client Image # 18
Roof decking has been replaced with plywood after the fire in the top level. Insufficient Insulation



I ST251W0 Street Town Client Image # 19
Ceiling on the second floor is new sheet rock but the walls are plaster on wood lath.



I ST251W0 Street Town Client Image # 20
Hard wood floor on second floor, finished amateurishly



I ST251W0 Street Town Client Image # 21
Garage floor slab is cracked



I ST251W0 Street Town Client Image # 22
Asphalt and concrete driveway is cracked



I ST251W0 Street Town Client Image # 23
Cracked bock wall above window in garage



I ST251W0 Street Town Client Image # 24
Cracked concrete block wall above the door

SITE INFORMATION

- This inspection follows NJ STATE Protocols This inspection is not as per NJ STATE Protocols
 This is a Partial inspection Follow up inspection Re-inspection of the property that was originally inspected on
 This is an inspection by the seller for his own property
 This copy is for additional dwelling. Common components may not be described / repeated here in.

STRUCTURE TYPE:	<input checked="" type="checkbox"/> One Family	<input type="checkbox"/> 1 Dwelling unit	<input type="checkbox"/> Condo	<input type="checkbox"/> Multi Storey	<input type="checkbox"/> Unconventional
	<input checked="" type="checkbox"/> Colonial	<input type="checkbox"/> Ranch	<input type="checkbox"/> Cape Cod	<input type="checkbox"/> Split / Bi-Level	<input type="checkbox"/> Row / Town Home
	<input type="checkbox"/> Inner city type	<input type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use	<input type="checkbox"/>	

DESIGN:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Inadequate	<input checked="" type="checkbox"/> Basement not designed for habitation / Bedroom(s)
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INSPECTED:	<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> WDI (Termites)	<input checked="" type="checkbox"/> Radon	<input type="checkbox"/> Lead
	<input type="checkbox"/> Oil Tank	<input type="checkbox"/> Water	<input type="checkbox"/> Septic	<input type="checkbox"/>	

EXCLUDED:	<input type="checkbox"/> All common Elements in a Condo such as Exterior, Driveways, Roof, Siding, etc	<input type="checkbox"/> Entire structure	<input type="checkbox"/> Part structure	<input type="checkbox"/> Roof	<input type="checkbox"/> Attic	<input type="checkbox"/> Garage / Storage
	<input type="checkbox"/> Crawl space	<input type="checkbox"/> Basement	<input type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Buried Oil Tank / soil test	<input type="checkbox"/> Water well / water test	
	<input type="checkbox"/> Rear no access	<input type="checkbox"/> Main electric panel	<input type="checkbox"/> Fireplace	<input type="checkbox"/> All components using electricity	<input type="checkbox"/> All components using water / drainage system	
	<input type="checkbox"/> Central Air conditioning compressor	<input type="checkbox"/> Snow covered roof / exteriors	<input type="checkbox"/> Room	<input type="checkbox"/>		

REASON:	<input type="checkbox"/> Inaccessible	<input type="checkbox"/> Heavy clutter	<input type="checkbox"/> Automobile inside	<input type="checkbox"/> Unsafe entry	<input type="checkbox"/> No Utility
	<input type="checkbox"/> Under construction	<input type="checkbox"/> Water Laden	<input type="checkbox"/>		

PARTIAL INSPECTION:	<input type="checkbox"/> Entire structure	<input checked="" type="checkbox"/> Shed / barn	<input checked="" type="checkbox"/> Foundations	<input type="checkbox"/> Crawl space	<input checked="" type="checkbox"/> Attic
	<input checked="" type="checkbox"/> Basement	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/>	

CONDITIONS:	<input checked="" type="checkbox"/> Heavy obscurity in:	<input type="checkbox"/> Yard	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Attic	<input checked="" type="checkbox"/> Most areas	<input type="checkbox"/>
	<input type="checkbox"/> Average access	<input type="checkbox"/> In process of moving out; moving boxes etc piled up					
	<input type="checkbox"/> Vacant:	<input type="checkbox"/> Partial Vacant	<input type="checkbox"/> New construction	<input type="checkbox"/> Access<average	<input type="checkbox"/>		

WEATHER:	TEMP: 75 d F	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Rain / Drizzling	<input type="checkbox"/> Snow on roof / lot / exteriors
	<input type="checkbox"/>			

S U M M A R Y C O M M E N T S

PLEASE READ ENTIRE REPORT. This segment is one part of entire report.

COPY OF THIS SHEET MAY BE THE ONLY PORTION SENT TO YOUR REPRESENTATIVES ELECTRONICALLY

Brief prospective: The subject is about 61+ years of age (four generations old, structure technology); architecturally of colonial design on a basement, adequately built, one family use home that has been modified, as it shows several different technologies / systems used in the past. Although many of these systems are not in absolute harmony with the current school of thoughts on the structure technology, however some of these are well tolerated. Home suffers from excessive deferred replacements and maintenance.

Except for defects that have been listed hereunder, there were no other major visual defects in this home on the date/ time of inspection that could cost about \$ 1,000.00 or more to repair now or with in about 90 days of this inspection. Minor defects costing about \$ 0.1K (\$100.00) or less are not listed.

Budgeting is recommended for Roof system, Hot water heater etc as these components have met or are approaching the end of their manufacturers designed useful economic life span.

Important improvements recommended, are for Insulation, attic ventilation, and roof water shedding management, installation of back flow preventor to the hose bib, and installation of GFCI in all water prone areas such as kitchen, bathroom, garage, basement, and or exterior, etc

Excluded from this inspection:

Please verify with town hall about the presence, removal, & compliance, of an oil tank, if any. Searching / testing oil tanks / soil etc are beyond the scope of this inspection. Recommend testing soil.

There were black (may be mold / mildew like) discolored signs on the basement members. Indoor air quality is beyond the scope of this inspection. Recommend testing before closing.

Re-inspect after providing for room to inspect in the heavily cluttered garage / basement with owner's belongings.

General issues (defects) to consider are,

There is some visible staining of previous water penetration in the basement. Roof & surface water drainage conditions should be effectively maintained to prevent any moisture / water intrusion into the foundations, as efflorescence was witnessed on walls. Foundation appears to have a history of previous moisture intrusion in to it. In a one-time visit meaningful conclusion on the quantum of moisture penetration may not be arrived at decisively. Future lapses of water penetration cannot be ruled out. It is very probable, that maintaining dry foundations may not be achievable. Maintain property slope (minimum recommendation 6% or better) to assist arresting surface run off water migration into foundations. Extend downspouts to lead water 10' or more away from the foundations, and manage better roof water shedding away from the foundations. The property has recently been rehabbed. Most components that are typically inspected bare have been closed up (sheet rock etc) and hence the visibility is severely limited. The condition is a suspect for integrity.

Water pressure and drainage with three fixtures running simultaneously was less than desirable. Suspect internal corrosion in the steel / cast iron pipes. It may need to replace pipes if a pipe cleaning is not improving the drainage / pressure etc.

The fireplace damper has been blocked by the new metal fascia / screen. Please remove this screen and test the damper before closing.

This inspection is not directed at code related issues. Attic has been converted for habitation, Average ceiling height is less than 7' 6", staircase is less than 3' wide, and guard railing does not meet current construction standards etc. Recommend reconfirming with town hall as to this property's acceptability / compliance / grandfathered status.

There was a minor hairline crack visible at the time of inspection in the visible portion of the foundation wall. Although the cracks was less than 1/4" in width and do not seem to have any structural significance at this time, however this should be monitored.

Roof shingles are showing the near end of their life span. Expect early replacement.

One window glass is cracked. Most windows did not have screens, and several storm windows are missing. Windows are of low quality specifications and are advanced in age. Recommend replacing windows, particularly in bedrooms.

The property appears to have suffered some fire damage in the recent past. Joists in the basement were coated with post fire coatings for smoke inhalation. Consult fire department / town hall / insurance carriers for further information.

Lower roof is a low pitch roof. Some previous leak stains were witnessed in the ceiling below. This is an inferior standard roof construction. Expect more leaks to manifest future in inclement weather conditions.

Some previous rodent activity was witnessed in the attic.

Paper based sheet rock has been laminated on the concrete walls in the basement which is an improper construction specification (It may be hiding wall condition).

Water closet in basement has been raised to more than 12" above floor surface. This installation does not meet current construction standards.

There was asbestos on the heating pipes in basement, which has been removed.

There is excessive debris in the rear of the garage. It should be clean out as it is heavy termite infestation risk.

Repair / replace / remediate / monitor / budget for:

1. Repair / replace / resurface deteriorated / broken / uneven, aged driveway (asphalt and concrete), sidewalk and garage floor slab etc. It can be a trip hazard.
2. Arrest heavy water migration into the foundations. It may be necessary to re-grade lot, improving roof water shedding management / improving wall porosity for water imperviousness etc. Slope all water away from home.
3. Install missing gutter in the rear of the home (upper roof) and garage etc.
4. Budget for and expect to replace early all worn roof cover (heavy moss build up on shingles) (It may necessitate to tearing off existing roof cover). Expect to replace some invisible deteriorated / substandard, sheathing. There are previous water leak stains in the attic area from the main roof.
5. Install missing weep holes in the brick veneer.
6. Repair / replace / reinforce all substandard / aged / racked / structural deficiencies, such as undersized garage roof structure, Shallow undersized beam in basement (load bearing wall has been removed between the main basement and front room); racked and squeaking main staircase, termite infested staircase to basement, sagging and squeaking floor structure, cracked concrete block foundation walls in garage, cracks in the wall (between main structure and front porch) etc.
7. Improve child safety on all exterior and interior steps by improving / providing safe guard & hand railings, safe riser, / treads etc. Attic guard rail is deficient.
8. Exterior brick walls on both sides of the front steps are cracked.
9. Remove / prune all excessive vegetation on three sides of the home and tall trees that are a fall on roof risk etc.
10. Replace / repair all inoperable / deficient windows such as all windows in basement that are aged etc. The hardware is missing / broken glass etc. All windows are of low quality specifications. Recommend replacing windows, particularly in bedrooms such as on the right side on top bedroom (It does not close). One window glass in basement is broken.
11. Improve / add to, insufficient / missing insulation in attic and basement (floors).
12. Improve on deficient attic ventilation. Attic temperatures are more than recommended (Ambient + Maximum 10 d F).
13. Repair/replace/improve all carpentry issues such as deficient hardware on attic doors etc.
14. Repair / replace / fix / patch all deficiencies such as holes / cracks / broken / torn off plaster / sheet rock / wall covering on the walls / ceilings etc. This is an antiquated lath on wood slates system.
15. Continue to treat entire structure for immunity against WDI (termites) and get warranty against effectiveness of the treatment. Repair / Replace, all WDI infested components such as sill plate (at least 12'+). This is a very special repair. Replace entire termite infested staircase in basement.
16. Budget for and expect to replace early hot water heater etc, as it is past / nearing the end of its manufacturer's designed useful economic life.
17. Repair / replace all plumbing issues as loose water closet on 2nd floor bath room,
18. Repair / replace / improve all electrical deficiencies such as loose electrical fixture in basement bathroom, defective ceiling light in the attic etc.
19. Repair inaccessible frozen fireplace damper and examine the flue liner. Newer screen door is obstructing the worm drive beneath.

RECOMMENDED REPAIR COSTS

(Costs are not provided; unless the client has specifically paid for this optional service and or it may be provided at the option of company for select items only)

Repair Estimates is not a part of NJ STATE STANDARDS, ASHI® protocols or this agreement. However it may be rendered, if so, only to gain prospective for budgeting purposes. The inspector may reply on outside resources such as current MEANS Construction / Repair guide (or similar) for the area. This information is believed it to be accurate but is not warranted. Actual costs may vary, because all conditions may not be visible / accessible at the time of inspection.

GET QUOTE (S) BEFORE CLOSING. WE DO NOT UNDERTAKE REPAIRS.

REPAIR / REPLACEMENT COSTS FOR REMEDIATION: These are prospective costs for prospective budgeting only. Repair costs of \$ 1000.00 (1K +) or more are considered major issues (MA). Seek contractor quotes for actual costs and resolve issues before closing. Items costing less than \$ 1K are generally handyman, may be homeowner type work or routine maintenance type of or moderate issues (MO). Minor issues less than \$ 100.00 may not be addressed at all (MI). Only issues considered relevant by the inspector may be written. Possibility of cost escalation does exist as full scope may not be visible / accessible at inspection. Other legends used are: Budgeting recommended (BR), Monitoring recommended (MR), Re-inspection recommended (RI), General Issues (GI), Maintenance Recommended (MT), Safety Issues (SI), Design deficiency (DD) etc.
PRIORITY CODE: ① Undertake immediately. ② Schedule early, as soon as feasible. ③ Budget, it will be required soon. ④ Discretionary, it is recommended. “?” Marked costs are not readily available. Please get that information from the other contractors.
 THERE ARE NO MAJOR ISSUES (\$ 1000.00 or more to fix now or in the near future (90 days from inspection)); IN THE VISIBLE & ACCESSIBLE PORTION OF THE STRCUTURE THAT WERE DEEMED CONSIDERABLE AT THIS TIME. FOR MODERATE, SAFTEY (No \$ threshold) DESIGN DEFECIENCIES, OR IMPROVEMENTS SEE ELSEWHERE IN MAIN REPORT ALSO.

#	ISSUES	Type Of Issue	Priority	Minimum Repair Estimates \$
1	Repair / replace / resurface deteriorated / broken / uneven, aged driveway and sidewalk. It can be a trip hazard. Some of the side walk may be a city action item.	SI	①	0.1K +
2	Arrest water migration into the foundations. It may necessitate to re-grade lot, improving roof water shedding management, / improving wall porosity for water imperviousness, etc.	BR	②	0.1K +
3	Budget for and expect to replace early all worn roof cover (shingles) (It may necessitate to tearing off existing roof cover). Expect to replace some invisible deteriorated / substandard, sheathing / old wood shingles.	BR	②	0.1K +
4	Budget for early repair / replace all defective, rotted, cupped, missing, worn, loose, damage from woodpecker etc, wood siding shingles. Repair all mechanical damage and substandard installation vinyl siding, such as Install missing weep holes in the brick veneer.	BR	②	0.1K +
5	Repair / replace / reinforce all substandard / aged / racked / structural deficiencies, such as racked / twisted garage structure, garage sill plates in direct contact with dirt (foundation not visible), missing collar ties in roof structure, undersized floor structure, excessively sagging floor structure, main beam etc. Replace deficient posts / temporary Lally column with permanent safe posts / columns such as concrete filled post, on a proper footing.		①	0.1K +
6	Improve / repair broken / leaning inversely retaining wall. Provide missing / inadequate weep holes		①	0.1K +
7	Improve child safety on all exterior and interior steps / decks / landings / by improving / providing safe guard & hand railings, safe riser, / treads etc.		①	0.1K +

8	Replace / repair all inoperable / deficient windows. Most old windows could not be operated satisfactorily. The hardware is missing / sash is stuck / broken glass etc. Windows are of low quality specifications and are aged. Recommend replacing windows, particularly in bedrooms.		①	0.1K +
9	Improve / add to, insufficient / missing insulation in attic and basement (floors). Fix / add / improve fallen insulation in the crawl space.		③	0.1K +
10	Improve on deficient attic ventilation. Attic temperatures are more than recommended (Ambient + Maximum 10 d F).		②	0.1K +
11	Repair / replace/ improve all moderate carpentry issues such as sluggish interior door, hard ware, deficient sliding doors, etc.		③	0.1K +
12	Repair broken roof truss member. Provide door / cover for attic hatch.		②	0.1K +
13	Repair / replace / fix / patch all minor deficiencies such as holes / cracks / broken / torn off plaster / sheet rock / wall covering on the walls / ceilings etc.		③	0.1K +
14	Replace / Repair deteriorated, defective floor system, sub-floor / substrate / floor covering such as cracks in covering / tiles / open seams in areas such as kitchen, bathroom, bath area wall etc.		③	0.1K +
15	Continue to treat entire structure for immunity against WDI (termites) and get warranty against effectiveness of the treatment. Repair / Replace, all WDI infested components such as Underscore / cut out all wood sheathing / siding resting / close contact with soil / concrete slab, such as. It is wicking water into it the frame. Maintain minimum clearance between lumber / sill / soil / concrete to be 8" or more.		①	0.1K +
16	Budget for and expect to replace early, boiler, furnace, central air conditioning compressor, hot water heater, kitchen appliances, laundry equipment, prefabricated metal fireplace etc. as it is past / nearing the end of its manufacturer's designed useful economic life.	BR	①	0.1K +
17	Repair automatic garage opener's defective reverse safety mechanism. Install safety wire within garage door springs. Repair inefficient garage door spring mechanism. Replace springs / hardware etc. Install a fire-rated door from the garage to the home.	SI	①	0.1K +
18	Repair / replace non-operational kitchen oven / cook top combo appliance, dishwasher. (No Gas). Repair / replace excessively noisy dishwasher, exhaust fan, defective refrigerator handle.		①	0.1K +
19	Repair / replace all plumbing issues as S-trap to be converted to safer P trap, missing drainage vent for footed tub, loose water closet fastening assembly, Crack / chip on wash basin / tub / water closet tank etc, improve adequate clearance in front / sides of the water closet. Expect to repair aged / defective lead pan shower base, suspect shower base is leaking. Monitoring recommended. Caulk the shower base properly to prevent substrate wicking water at base. Improve on hanging / strapping of all loose plumbing pipes, such as in basement. Install missing / defective exhaust fan in bathroom.		②	0.1K +

20	Repair / replace all HVAC deficiencies such as install permanent heat module in the bedroom above garage. Encase all open heating pipes in heated habitable area such as in main floor hallway. Repair / Repair defective gas burner tube & flange assembly. The pores are burned out, rendering incomplete combustion of fuel gas. Install emergency shut off switch for boiler at the entrance to the basement. Repair defective humidifier, all rusted / substandard duct system such as in basement etc. Repair / replace inefficient central air conditioning compressor. It should maintain minimum differential of 15 d F between cold supply air and the hot return air. Install / repair insulation on refrigerant pipes. Raise buried Central Air conditioning compressor at least 8" above the soil / grade.		③	0.1K +
21	Install a drip pipe on the T&P valve to the hot water heater / safety valve to the boiler . It is a safety hazard.	SI	①	0.1K +
22	Repair / replace / improve all electrical deficiencies such as worn out / deteriorated main service entrance cable, inadequate service size, substandard main electrical panel (split bus, more than 6 Circuit breakers), Federal Pacific make panel (de-listed by UL for unsafe fire prone circuit breakers), missing main switch in, or outside the main electric panel, upgrading the electrical system, as the current service entrance cable is capable to carry maximum load of 65Amps, excessively over fused, multiple taps on the circuit breaker in the main electric panel, remove all abandoned electric wiring within the main panel, and fix all non-functional GFCI receptacles such as in garage, install proper size circuit breakers to match the branch wiring. (14/2 wiring should not exceed 15 Amps. Installed circuit breaker is oversized i.e. 20 AMP), grounding on all ungrounded two conductor branch circuits and pronged outlets, cap open boxes, non-functional paddle fan in the living room etc, better fastening of all the loose / suspended electrical wires, such as in basement, long extension cords such as used to power garage door openers, with permanent hard wiring. Recommend consulting electrician.	SI	①	0.1K +
23	Repair / replace / install missing / nonfunctional defective smoke detectors / alarms / CO detectors etc such as at.	SI	①	0.1K +
24	Repair frozen fireplace damper and examine the flue liner. Repair / fix water leak source into the fireplace chimney. Monitoring recommended.	SI	①	0.1K +

**Seek repair quotes from outside contractors before closing*

"?" In the table above denotes that the full scope of the work is undetermined.

P R O S P E C T I V E S

ATTRIBUTES:	<input type="checkbox"/> Good Slope / Grade <input type="checkbox"/> Newer: <input type="checkbox"/> Roof <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Long Life Slate or Tile Roof <input checked="" type="checkbox"/> Hot Water Heat <input type="checkbox"/> Good Insulation <input type="checkbox"/> Venting <input type="checkbox"/> Newer / Upgraded Electric panel /Utilities <input type="checkbox"/> Newer/Upgraded: <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Appliances <input type="checkbox"/> Amenities	<input type="checkbox"/> Newer Foundations / Structure <input checked="" type="checkbox"/> Hardwood Floors <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Multi Zone Heating / Cooling <input type="checkbox"/> Whirlpool Tub / Spa <input type="checkbox"/> Deck / Screened Porch
LIMITATIONS:	<input type="checkbox"/> Slab on Grade <input checked="" type="checkbox"/> Steel / Cast Iron Plumbing Pipes <input type="checkbox"/> Unpaved Driveway <input checked="" type="checkbox"/> Older: <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Appliances <input type="checkbox"/> Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Central Air Conditioning <input checked="" type="checkbox"/> Hot Water Heater <input type="checkbox"/> Main Panel <input type="checkbox"/> Utilities <input type="checkbox"/> Electrical System <input type="checkbox"/> Inadequate for modern life style electrical load <input checked="" type="checkbox"/> Low slope grade / Questionable Indoor air Quality / High water penetration probability in foundations / High WDI Infestation Probability	<input checked="" type="checkbox"/> High Maintenance Components <input type="checkbox"/> No Garage <input checked="" type="checkbox"/> Detached Garage <input checked="" type="checkbox"/> Poor Insulation / Venting
TYPICAL CRACKS WITNESSED:	<input checked="" type="checkbox"/> Walkway <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Chimney <input checked="" type="checkbox"/> Exterior Cladding / Siding / Plaster / Stucco	<input checked="" type="checkbox"/> Foundations / Basement <input checked="" type="checkbox"/> Interior Walls / Ceiling
FRESH COATING WITNESSED:	(Could Eliminate / Conceal True Surface Condition) <input type="checkbox"/> Exterior <input type="checkbox"/> Pipes <input type="checkbox"/> Deck	<input type="checkbox"/> Drive Way <input type="checkbox"/> Basement <input type="checkbox"/> Interior
DETERIORATION:	WEAR & TEAR <input type="checkbox"/> Excessive <input checked="" type="checkbox"/> >Average <input type="checkbox"/> Average <input type="checkbox"/> < Average SETTLEMENT <input type="checkbox"/> Excessive <input checked="" type="checkbox"/> >Average <input type="checkbox"/> Average <input type="checkbox"/> < Average FRAME SAGGING: <input type="checkbox"/> Excessive <input checked="" type="checkbox"/> >Average <input type="checkbox"/> Average <input type="checkbox"/> < Average Structure Movements / Skewed: <input type="checkbox"/> Excessive <input checked="" type="checkbox"/> >Average <input type="checkbox"/> Average <input type="checkbox"/> < Average	
ACCELERATED AGING:	<input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Attic / Roof <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Basement	
Construction Specifications:	(At Inception/Rebuild) <input type="checkbox"/> Pre-Fabricated <input type="checkbox"/> En Masse Track Built	<input type="checkbox"/> Sub Standard Materials / Workmanship <input type="checkbox"/> Custom Spec Built <input type="checkbox"/> Standard typical specification <input checked="" type="checkbox"/> Utilitarian Low Specifications Materials Or Workmanship
Replacements / Up-grading:	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> <Average <input type="checkbox"/> Average <input type="checkbox"/> Good
Maintenance:	(Previous Planned/Preventive) <input type="checkbox"/> Average <input type="checkbox"/> >Average <input type="checkbox"/> Good	<input type="checkbox"/> Deferred Excessively <input checked="" type="checkbox"/> Deferred > average
1st Year Projected Cost:	Replacement/Maintenance (% of property Value)	<input type="checkbox"/> < 1% <input type="checkbox"/> 1 To 3% <input checked="" type="checkbox"/> > 3%
There after:	(Does not include utility costs or its excessiveness therein)	<input type="checkbox"/> < 1% <input checked="" type="checkbox"/> 1 To 3% <input type="checkbox"/> > 3%
TERMITE (WDI):	<input type="checkbox"/> None Visible In Accessible & Visible Areas <input type="checkbox"/> Minimally Probe-Able (Most Ares Are Finished Off) <input type="checkbox"/> Preventive Treatment Recommended (New Or Continued)	<input checked="" type="checkbox"/> Treatment Required Entire Property <input checked="" type="checkbox"/> Repairs Required
EXPECT EARLY RENEWAL:	(Possibly Near / End Of Useful Economic Life / Low Specifications) <input checked="" type="checkbox"/> Insulation / Vapor Barrier <input type="checkbox"/> Siding <input type="checkbox"/> Roof <input checked="" type="checkbox"/> Steel Or Cast Iron Pipes <input type="checkbox"/> Laundry Equipment <input type="checkbox"/> Kitchen Appliances <input checked="" type="checkbox"/> Hot Water Heater	<input checked="" type="checkbox"/> Walkway <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Boiler / Furnace <input checked="" type="checkbox"/> Electric Panel / Wires
RECOMMEND CONSULTING or INSPECTION:	<input type="checkbox"/> Septic <input checked="" type="checkbox"/> Oil Tank /Soil <input type="checkbox"/> Water / Well <input type="checkbox"/> Foundation	
EXPECT TO FIND: & OR INADEQUACY IN:	<input checked="" type="checkbox"/> Moisture / Water In Basement/ Foundations <input checked="" type="checkbox"/> Concealed /Future WDI Infestation Due To low Sill Soil clearance / Slab On Grade/ Woodchips/ Cellulose <input type="checkbox"/> Cooling <input checked="" type="checkbox"/> Heating <input checked="" type="checkbox"/> Inadequate # Of Elect outlets for modern life style <input checked="" type="checkbox"/> Attic Venting <input checked="" type="checkbox"/> Water Press <input checked="" type="checkbox"/> Drainage <input checked="" type="checkbox"/> Window Air Seal	
SUSPECTED:	(May Be Due To Age / Type /Condition, But Unverified Recommend further evaluation / monitoring): <input checked="" type="checkbox"/> Lead in older layer of paint pre-1978; May have been encapsulated with new layers of paint over it. <input type="checkbox"/> Concealed Knob & Tube Wiring <input checked="" type="checkbox"/> Indoor Air Quality / Mold Like Matter / discolored substrate etc <input checked="" type="checkbox"/> Asbestos in / on Heating Pipe Insulation / Siding / Floor tiles / and or other component (s)	
NON-CONFORMANCE TO CURRENT CONSTRUCTION STANDARDS:	(Some component's construction may not conform to current standards of construction; It can be detrimental. Recommend further evaluation / monitoring & or checking with town-hall / insurance carriers etc before closing): <input type="checkbox"/> Habitation in basement (finished or otherwise)(Egress / height / air changes / privacy doors / heat / light / etc) <input checked="" type="checkbox"/> Habitation in attic (finished or otherwise) (Egress / height / air changes / privacy doors / heat / light / etc) <input type="checkbox"/> Staircase (Width, Tread & or riser sizes / hand / guard rail sizes etc) <input checked="" type="checkbox"/> Bath room (Clearances etc) <input type="checkbox"/> Excessive dwellings / occupancy by more than designed number <input type="checkbox"/> Plumbing <input type="checkbox"/> Electric	

FILED OBSERVATIONS

INSPECTION REPORT LEGEND:

All issues / observation written / marked in Italics and in III & IV are to be monitored / budgeted for replacement or remedied. Some components may have more than one rating.

I - Not inspected, or not available to inspect, or does not exist, or not with in the scope of this inspection.

II - Meets criteria, or adequate, or acceptable, or operational within norms, for its age / class.

III - Operational, but see comment, or notation, may not be a major defect on date / time inspected, but budgeting recommended for replacement due to nearing end of useful economic or manufacturers designed life, or Recommend for improvements due to design deficiency or needs moderate repairs.

IV - Unsatisfactory, Insufficient, nonfunctional, Not performing to design standard or correction recommended to major visual defect.

U – Unknown, E- Estimated Unverified Information gathered from other sources, *- See comments.

Normal wear & tear is accepted; Conditions typical for this property's age and class are not specifically noted. Differed maintenance, design deficiencies, and noncompliance of code may not be noted. Age given is best estimated use-age and is not chronological age. Common areas and components, such as in multi family buildings, and or condos, are not reported.

INSPECTION METHODS:

Foundation:	<input checked="" type="checkbox"/> Partly Visible	<input type="checkbox"/> Hatch	<input type="checkbox"/> No Entry	<input checked="" type="checkbox"/> Entry	<input type="checkbox"/> Slab on Grade	<input type="checkbox"/>
Attic:	<input checked="" type="checkbox"/> Partly Visible	<input type="checkbox"/> Hatch	<input type="checkbox"/> No Entry	<input checked="" type="checkbox"/> Entry	<input type="checkbox"/>	<input type="checkbox"/>
Roof:	<input type="checkbox"/> Partly Visible	<input type="checkbox"/> Walked on	<input type="checkbox"/> Ladder roof edge	<input checked="" type="checkbox"/> Binocular /grade	<input type="checkbox"/> No Visibility	<input type="checkbox"/>
Un-walk-able roof:	<input type="checkbox"/> Snow covered	<input type="checkbox"/> Slope > 9/12	<input checked="" type="checkbox"/> Over 13' high	<input type="checkbox"/> weather / wet	<input type="checkbox"/> Unsafe	

I II III IV

1. LOT: Inadequate grade (Slope less than 9% within 10' periphery)

Vegetation, grading, drainage, retaining walls & adverse effect: Hazardous Tree / Limbs // Roots

Walkways, patios, and driveways: Trip Hazard

Exterior Steps, stairways, and railings: Unsafe Excessive Riser height

Deficient Guard / Hand Rail Broken steps

Retaining Wall: No Weep Holes Leaning inversely

Material: Masonry Stone Lumber

2. GARAGE / OTHER STRUCTURE: None Attached Car port or detached building

Foundation, Slab, Masonry wall & components:

Roof, Exterior wall cover, trim:

Framing roof, wall:

Garage doors and garage door operators: Defective Reverse Safety Mechanism

No Fire rated door / wall No Garage door automatic closure

No safety wire in springs No automatic Interior door closure

3. STRUCTURE:

Foundation: Age: 61 +

Type: Basement Crawl Space Slab on Grade

% Finished: 90%+ 65%+ 35%+ < 5%

Mortar: Deteriorated / missing Unstable Leaning Wall

Cracks: Typical Vertical Horizontal

> 1/4" Serious, Seek Professional Evaluation

Penetration of Water or Moisture/marks: Visible water Severe / High Moderate Minimal None

Efflorescence on walls

Material: Poured Concrete Block Brick Stone

Concrete Plaster on face; Sub material not visible

Framing: Unbolted frame to foundation WDI deterioration suspected in Framing

Floor/ Beam: Type: NV Joist Truss Slab on Grade

Material: NV Wood Steel Concrete

Wall: Type: NV Platform Balloon

Material: NV Sheet Rock Plaster Lath

Ceiling: Type: NV Joist Truss

I II III IV

4. EXTERIOR CLADDING:

Age: Original + Mid life

- Material: Siding, Shake, Shingle, Veneer, Vinyl, Wood, Aluminum, Brick, Stucco, Composite

Recommend seeking Intrusive moisture test / Sheathing inspection

Flashing, Eaves, Soffit, fascias and trim:

Exterior doors:

Attached decks, balconies, stoops, steps, porches, and railings:

Underside un-inspect-able, Excessive weathered, Pressure treated Lumber can be arsenic

5. ROOF:

Age: 13 +

Type: Flat, Sloped, Gable, Contemporary

Material: Fiberglass Asphalt Shingles, EPDM Built up, Asphalt Sheet Roll

Roof leaks: Prior leak stains visible underside, Active leak

Roof Condition: Cracked, Worn Out, High Moss, Wavy Sheathing / deteriorated

Very low Pitch / Expect leaks, Prior Repairs, Loose /Lifting, Excessive loss of Granules

Flashing / Roof penetrations; Skylights, Chimneys:

Roof drainage systems / Water shedding / management:

Visible previous leak marks, Excessive Water with in 10' adjoining foundation

Missing or defective gutters and or leaders and or elbows etc

% Finished Attic: 90% +, 65% +, 35% +, <5%

Attic Ventilation: Minimal, Inadequate, None

6. INTERIOR:

Use Age: Windows: Initial, Mid, Advanced, Matured

Appliances: Initial, Mid, Advanced, Matured

Steps, stairways, and railings: Unsafe, Deficient Guard / Hand Rail, Excessive Riser height

Walls, Ceilings: Deficient Wall / Ceiling surfaces

Representative Interior doors & windows: Deficient windows / Leaking air, Broken Glass / Seal

Defective / missing Screens / Storms/ hardware /

7. KITCHEN / BATHS:

Kitchen Appliances: Refrigerator, Oven, Cook top, Range

Exhaust fan, Vented Out, Re-circled

Compactor, Dispose, Dishwasher, No Air Gap

Countertops and representative Cabinets: Defective / Deteriorated Floor Cover

Bathroom Plumbing Fixtures: Excessive Noisy Exhaust Fan, Water logged Tub / shower walls

Chipped or Cracked: Tub, Sink, Water Closet, Lead Pan Shower base; Expect to leak in future

Broken Tiles: Floor cover, Tub / Shower walls, No window & no exhaust fan

Leaking: Water closet Seal, Sink, Tub / Shower, Defective faucet /Water closet flush valve

GFCI: None, Defective, Footed tub; No vent; slow draining

Low water pressure in multiple usage, Low drainage in multiple usgae

8. PLUMBING:

Water supply source/ system: Age: Original, Public, Private, Well

Water supply main pipe material: PVC, Lead, Steel, Copper

Flexible Synthetic Pipe Unknown, <3/4" pipe size

Location of water main, meter & shut off valves: Basement, Mech. Closet, Garage

Interior water distribution pipe material (Predominant): Copper, Steel, Leaks

Water Press.: (Functional Flow) at fixtures & faucets

DWV piping materials Predominant: Lead, Steel, Cast Iron, PVC / ABS

Drainage, waste and vent systems & fixtures:

Drainage sumps, sump pumps, and related piping:

Location of Gas main, meter & shut off valves: Basement, Garage, Outside

Domestic Potable Water heater: Gal: 50, Age: 14 +, Missing T & P Drip Pipe, 1/2 " Piping

Blanketed / Inaccessible rating Plate

Energy Source: Nat Gas, Electric, Solar (Not Tested)

Water heating equipment, vent systems, flues, and chimneys:

Fuel Oil storage: Underground (Not tested recommend tank/soil test), Above ground Tank, Unknown history. Verify at town hall / others.

9. ELECTRICAL:

Service Entrance Cable: Overhead Underground

System Age: Original Service Amperage: 100

Voltage: 115 115/220 3 PH

Location of main disconnect(s)/ Panel: Garage Basement Outside Closet

Cover could not be opened recommend re-inspection

Sub panel location: Basement 1st fl 2nd fl 3rd fl

Smoke Detector: Missing At Basement 1st fl 2nd fl 3rd fl

Service drop, entrance conductors, cables, & raceways:

Service equipment & Main Disconnects: Fuse Circuit Breaker Switch

Main Breaker not in main panel

Main Panel Type: Federal Pacific Split Panel De-listed by UL More than 6 CB's without main CB

Service grounding, Bonding:

Interior components of service panels and sub panels: Panel interiors are overcrowded

Branch Conductor (Predominant): Knob & Tube NM ROMEX BX Copper

Solid conductor Aluminum

Over-current protection devices: Fuse Circuit Breaker Over Protected CB or Fuses

Representative lighting fixtures, switches, receptacles, & Ground Fault Circuit Interceptor (s);

Older ungrounded two conductor branch circuits; aged insulation, antiquated connecting or activating devices

Ungrounded 2 Prong outlets Multiple taps on circuit breakers Bad or no ground

Extension Cords used Open Wires / Boxes Aged Insulation

Hot box, panel, or device Exposed / unsupported / NM Wires Reverse polarity

Defective light fixture / No bulb or no lens Loose connections (arching) at:

Defective: Receptacle Switch GFCI Light Fan Appliance

10. HEATING, AIR CONDITIONING & VENTILATION:

HEATING Energy source Natl. Gas Oil LP Gas Electric

TYPE: Furnace Boiler Heat Pump

AGE: 06 + BTU 100 K

Distribution: Hot Air Hot Water Steam Baseboard Radiator

HW Coil

Heating equipment, vent systems, flues, and chimney Typical Flame

Heavy rust on Body Un-testable; Temp >90% Deficient Filter

Heavy rust on Heat Exchanger No response to normal operating controls

Uneven Flame / Gas tube burner ports burnt out Flame Shield Could not be Opened

Radiator / Baseboard Leaks

AC Energy source: Electric Nat Gas Age: Capacity Ton

Distribution Type: Low Pressure High Pressure

Temp Differential F Deficient Cooling <15dF

Untested; outside Temp Preceding 24 hrs: <65°F.

A/C TYPE: Central Through-wall cooling (hardwired) Heat Pump

Thermostats:

11. INSULATION, VAPOR RETADER AND VENTILATION:

Type Fiberglass Solid

Inadequate / Missing insulation in unfinished spaces, conditioned surfaces at:

Basement / Crawl Space Attic

Vapor-retarder, Insulation space & mechanically Venting systems

12. FIREPLACES / SOLID FUEL BURNING APPLIANCES:

Fireplace (s): Masonry Metal Stove Insert Prefab totally enclosed

Chimneys: Masonry Metal

Flue Liners: Lined Unlined No Access

System components, vent systems, flues, and chimneys:

Hearth partly visible due ashes Typical cracks No Make up air intake

Non functional Damper Creosote in Chimney Boarded up fireplace

Appears to be a coal burner; would have to be retrofitted extensively for wood / gas use.

GENERAL NOTES: issues to consider.

- Property exhibits Four generations old structure technology. Although many of these systems are not in absolute harmony with the current school of thoughts on the structure technology, however some of these are well tolerated.
- This is not a Code check inspection. These items may have been grandfathered for this property. Property may not be current-code-compliant. This information is for your general information only. Recommend reconfirming with town hall as to its acceptability / compliance of all issues floor to ceiling height less than 7'6",
- Staircase width less than 36"
- Window sill is over 42" Above finished floor,
- Un-screened non-tempered glass within 18" of the floor.
- Property exhibits excessive amateurish handyman workmanship. While it appears to be functional at the time of inspection. Its proper performance and life expectancy is questionable. Expect to reinforce or replace early with professional installation
- Roofing / Framing / Interior issues
- Electrical / Mechanical / Heating A/C issues
-
- This property has recently been built rebuilt rehabbed added on upgraded is still under construction
Seek warranty from the sellers / contractors / manufacturers / Home owners warranty corporation etc for satisfactory performance for the period generally it is intended to perform before closing.
- Following property was declared as personal property and hence it was not inspected:
- Laundry equipment Window Air conditioner Refrigerator
-

MAJOR DEFECTS: component was found to be nonfunctional or non-operative as designed. Remediation may cost about \$ 1000.00 now or in near future (within about 90 days or so). These issues may also be described and or repair costs may have been listed separately elsewhere.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> See Summary & Repair List | <input checked="" type="checkbox"/> Trees / Vegetation | <input type="checkbox"/> Retaining Wall |
| <input checked="" type="checkbox"/> Lot | <input type="checkbox"/> Garage | <input type="checkbox"/> Deck /Porch |
| <input type="checkbox"/> Foundation System | <input type="checkbox"/> Main Structure System | <input type="checkbox"/> Doors / Windows |
| <input type="checkbox"/> Roof system | <input type="checkbox"/> Out Building | <input type="checkbox"/> Interior |
| <input type="checkbox"/> Exterior Cladding | <input type="checkbox"/> Plumbing System | <input type="checkbox"/> Electrical System |
| <input type="checkbox"/> Heating System | <input type="checkbox"/> Air Conditioning System | <input type="checkbox"/> Hot water heater |
| <input type="checkbox"/> Kitchen | <input type="checkbox"/> Fireplace / Wood burning stove | <input type="checkbox"/> Bathrooms |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | | |

SAFETY CONCERNS: recommend repair / replacement as soon as feasible, may be threat to life or property. No \$ amount threshold.

These issues may be described and or repair costs may have been listed separately elsewhere.

- Tall trees overshadowing the roof line; or fall risk
- Deteriorated / broken / uneven, / heaved: Driveway and or sidewalk.
- Broken / leaning inversely: retaining wall.
- Excessive step riser height (7'3/4"+), and or inadequate tread (less than 11") and or missing safe guard and or hand railings etc at exterior and or interior steps / landings (over 24" above the fall area
- Defective reverse safety mechanism: automatic garage opener Missing safety wire: Within garage door springs
- Missing fire-rated door: from the garage to the home
- Open heating pipes: in heated habitable area.
- CO danger: defective gas burner tube & flange assembly. The pores are burned out, rendering incomplete combustion of fuel gas.
- Missing emergency shut off switch for boiler within reach from the habitable area.
- Missing drip pipe on: the T&P valve to the hot water heater and or Safety Valve to the boiler.
- Electrical deficiencies. Recommend consulting electrician.
- Broken floor covering
- Missing / nonfunctional defective smoke detectors / alarms.
- Frozen: fireplace damper
- Missing egress especially in bedrooms (basement)
-

BUDGETING RECOMMENDED: These components may be in service at the time of inspection however, because their life is nearing or has exceeded the manufacturer's designed economic life span, budgeting for these costs is prudent. Legend (Priority Code): \$ - Nearing the end of life. \$\$ - Has exceeded end of life. Life spans for major items have been provided in the report. Please budget accordingly.

- Drainage and water pressure may be serviceable, but is less than optimal. Suspect internal corrosion in the steel / cast iron pipes, or deficiency at the water main. Expect to improve this plumbing system early. It may need to replace pipe(s) if a pipe cleaning / re-coring will not improve the flow.
- The exterior cladding is a high maintenance and a low-grade
- Roof, Hot Water Heater,

EXCLUDED FROM THIS INSPECTION: These components may have known to be to existing however are beyond the scope of this inspection and hence were not inspected. We recommend that you have appropriate professionals evaluate these before closing.

- All common property / areas / issues such as exterior components etc in Condos
- Swimming pool (pool, pumps & heater etc). Water well and water quality
- Oil tank and or soil for any oil contamination. Private septic system on the property
- Underground sprinkler system Security Alarm System etc
- Submerged well pump & water allegedly for and or lawn sprinkler system
- Asbestos like material on: heating pipes insulation and or floor tiles and or cement asbestos exterior cladding shingles and or roof shingles
- Large body of water in the effective proximity of this property. Recommend underwater diver / dock / soil / cordoning systems / bulkheads etc inspections.
- Subsoil conditions: The floor slab has excessive cracks suggesting signs of frost heaving. There exists a good possibility of high water table at site
- Inaccessible areas

RE-INSPECTION RECOMMENDED: These components may not have been inspected adequately enough to warrant any acceptable conclusion, because of the site conditions at the time of inspection, and or one visit is not adequate to render any definitive opinion. Further re-inspection is recommended to reevaluate this components / issue, before closing.

- Areas excessively with filled with owner's belongings: Garage attic basement crawl space
- Closed off room and or closet
- Main electric panel door; obstructed
- Air-conditioning could not be tested be as the ambient temperature outside in the preceding 24 hours were below the temperatures recommended by the manufacturer of the unit. Testing now can possibly damage the compressor due to the oil in the closed unit may be solidified. Recommend; buyers seek understanding with sellers; for testing when the temperatures are conducive at the next season.
- Window air conditioning has been installed which limited checking for window functionality.
- Deactivated Refrigerator. Unable to verify cooling capacity. Recommend running it for about 3 to 4 hours and then checking temperatures before closing
- Exteriors, lot, & roof etc as there was excessive snow
- Property / Components under construction
-

MONITORING RECOMMENDED: These components may be serviceable at the time of inspection, however, because their condition was considered to be questionable and or one visit is not adequate to render any definitive opinion, and or further tests are necessary, we recommend that you monitor the condition and have it reevaluated this components / issue.

- Unable to verify the sump pump operation, because it has a sealed cover
- In-slab pipes such as water / radiant heating, as corrosive concrete elements tend to deteriorate the tubes over time
- Amateurish repairs / Expect possible early failure of this minimal repair and eventual proper reinforcement
- Probable concealed termite infestation behind wood wall / paneling Exterior wood siding
- Abutting soil / concrete. Improve soil to sill plate clearance to > 8". Possibly wicking water from slab
- Colored mold / mildew like signs. Indoor air quality is beyond the scope of this inspection.
- Foundation cracks
-

DESIGN DEFICIENCIES: (Components / issues that may be lacking or be not on par by current standards). Many of these issues observed may have existed since originally built and may be considered tolerable. This compilation is selective in the inspector's assessment / recommendation to seek further evaluation / upgrade, and hence all issues on account of older / deficient technology / design may not be listed. Correction / upgrade may be expensive. Should be considered if better performance is expected.

- Lot grading / poor surface water drainage Clearance between Sill Placement & soil is low
- Attic venting is undersized Sills placed on foundations without bolting down
- Inadequate and or Older Electric Main Panel and or Knob & Tube Wiring
-

RECOMMENDED IMPROVEMENTS / INSTALLATIONS: for cost effectiveness, operative efficiency, value, or life style considerations.

- Back flow preventor to hose bib GFCI in all water prone areas
- CO detectors / alarm system on every level of the property especially near bedrooms
- Automatic door closer to the interior door from garage to the habitable interior
- Metal reinforced hoses for washing machine etc, Arc Fault Interceptor(s)
-

RECOMMENDED REPAIRS / MAINTENANCE / UPGRADES**GENERAL:**

Recommend Reconfirming At Town Hall

- Permits
 Grandfathered Status Of
 In Compliance

RECOMMEND PROFESSIONAL EVALUATION / ADDITIONAL TESTS:

- Structural / Soils Engineer
 Septic/Water Well
 Swimming Pool Professional
 Indoor Air Quality / Molds
 EIFS / Exterior Cladding moisture
 Water Quality
 Buried Oil Tank / Soil test

LOT / GRADE:

- Improve Slope / Grade To 9%+
 Fix Fence / Gate
 Fix Exterior Steps
 Fix Rail- Guard / Hand
 Fix Side Walk Cracks / Level
 Rebuild Driveway
 Resurface Topcoat
 Seal Driveway
 Repair Retaining Wall
 Install Holes In Retaining Wall
 Cut vegetation back 24" from foundation
 Prune Tree Min 20' Away / Fall From Roof Line
 Remove Wood Mulch Away From Foundation
 Improve Soil To Sill Plate to > 8"

FOUNDATION / BASEMENT:

- Improve on missing / deteriorated mortar
 Install Foundation Bolts
 Replace Lally Column
 Repair Cracks In Wall
 Repair Cracks In Floor
 Pack Extra Soil Under Voids
 Provide Extra Crawl Space Ventilation
 Fix Steps In To Basement
 Repair Door To Basement
 Fix Rail- Guard / Hand On Staircase To Basement

STRUCTURE / ATTIC:

- Supplement Insulation
 Unclog / Open Vents
 Add Ventilation
 Repair Vent Fan

ROOF:

- Fix Gutters / Pitch / Spouts / Seal Joints
 Clean Underground Leaders
 Clean / Unclog Gutters / Leaders
 Extend Gutter Spouts
 Add Splash Guard
 Realign Gutter Spouts
 Fix Wood Decay / Rot Trim / Frame
 Fix Vents / Screens
 Provide Extra Attic Ventilation
 Fix Broken Shingles
 Replace Roof Cover
 Replace / Repair Roof Sheathing
 Fix / Replace Flashing
 Repair Chimney Crown
 Repair Bricks / Mortar In Chimney

EXTERIOR:

- Fix Screens
 Fix Broken Window Panes
 Fix Siding
 Undercut Siding To 8" Above Soil
 Fix Storm Windows
 Underscore Siding
 Fix / Replace Flashing
 Provide Weep Holes In Brick Veneer
 Install Ledger Bolts
 Repair Deck At
 Install / Repair Hand Rail / Guard Rail (Max. 4" Clearance Between Pickets)
 Repair Steps / Safe Riser Height
 Clean Underground Leaders
 Install / Repair Weather Proof GFCI Outlet

GARAGE:

- Lubricate Door Roller Track
 Adjust springs
 Install Safety Wire Inside Springs
 Fix Reverse Safety Mechanism
 Install Fire Retardant Entry Door
 Install Automatic Closer On Entry Door
 Fix Garage Door Opener
 Install / Repair GFCI Outlet

KITCHEN / APPLIANCES:

- Clean Fan Filter / Duct
 Clean Dryer Vent
 Install / Repair GFCI Outlet
 Repair / Replace Appliance

STRUCTURE / FRAME:

- Repair Joists / Blocking / Truss
 Repair Beam
 Repair Sill Plate
 Fix / Amateurish Repairs

INTERIOR:

- Repair Doors / Trim / Hardware
 Repair / Renew / Re-Key / Door Locks
 Underscore Doors
 Repair Springs / Cords / Weights In Windows / Handles / Worm Drive / Hardware
 Repair Squeaky / Floor
 Repair / Replace Defective Sub Floor / Floor
 Repair Floor Cover / Tiles
 Repair / Paint Wall / Ceiling
 Install / Fix Steps / Riser / Staircase
 Install / Fix Rail- Guard / Hand

PLUMBING BATH ROOMS:

- Fix Toilet Bolts
 Fix Broken Loose Tiles
 Re-Grout Tiles
 Caulk Bath Tub / Shower Joints
 Repair Leaks Pipes / Fitting / Valves / P-Traps
 Repair / Install Exhaust Fan In Bath Room
 Install Larger Pipe
 Repair Leak / Replace Shower Liner
 Install Larger Pipe
 Install / Repair Back Flow preventor To Exterior Faucet
 Clean P-Traps / Router Pipes
 Re-core / Replace Internally corroded Steel / Cast Iron Pipes
 Repair Water Closet / Tub/ Shower / Lavatory Sink
 Repair Leaks At Faucet / Shower
 Install / Repair Strap / Hanger
 Fix / Amateurish Repairs

SMOKE DETECTORS:

- Repair / Add Smoke Detector To

 Replace Batteries
 Upgrade To Hard Wired Smoke Detectors
 Repair / Add Carbon Monoxide Detector

ELECTRICAL:

- Repair Weather Head / Mast
- Replace Undersized / Worn Out / Defective / Service Entrance Cable
- Upgrade / Replace Undersized Main Panel / Service To Match Needs
- Replace Antiquated / Substandard Main Panel
- Install / Renew Panel Grounding
- Install Safe Bonding On Panel
- Replace Fuses /Circuit Breakers / Match Properly To Conductor Size
- Replace Missing Common Trip On 220v Circuit Breaker
- Separate Multiple Taps On Breakers
- Repair Reverse Polarity / Sparking / Inactive / Outlet / Switch / Service
- Fix Exposed Wires / Open Box
- Replace Defective / Worn Out Insulation Wiring
- Splice Cu-Alum
- Install Extra Outlets / Light & Switch
- Reduce Bulb Size To 15w In Closets
- Remove / Reinstall Closet Light 12" Away From Combustibles
- Repair Exterior Light / Switch / Replace Bulb
- Repair Interior Light / Switch / Replace Bulb
- Repair Lens On Light Fixture
- Repair Fixed Lamp Fixture
- Replace Lamp Cord Wire With Appropriate Hard Wire
- Install Enclosure / Conduit For Non Enclosed Nm Hard Wire
- Repair Grounding On 2 Prong Outlets / Switches Etc.
- Conceal / Staple Nm Wires
- Fix / Amateurish Repairs
-

HVAC:

- Repair / Replace Drip Pipe To T& P/ Safety Valve
- Repair / Replace Gas Tube
- Repair / Replace Vent Pipe
- Repair / Replace Thermostat
- Install Emergency Shut Off Switch
- Fix / Amateurish Repairs
-

FIREPLACES / STOVES:

- Repair Damper
- Repair Fire Box Cracks
- Clean Creosote In Chimney
- Repair Hearth
- Re-Line Chimney
- Repair Stove Flue Pipe
-

MISCELLANEOUS/ NOTES / COMMENTS:

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NOTES / COMMENTS Continued:

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New Jersey Home Inspector-Standards of Practice NJ ADC 13:40-15.16

(a) All home inspectors and associate home inspectors shall comply with the standards of practice contained in this section when conducting home inspections. The scope of home inspection services performed in compliance with the requirements set forth in this section shall provide the client with objective information regarding the condition of the systems and components of the home as determined at the time of the home inspection.

(b) Home inspectors and associate home inspectors shall:

1. Inspect the following systems and components in residential buildings and other related residential housing components:

- i. Structural components as required by (d) below;
- ii. Exterior components as required by (e) below;
- iii. Roofing system components as required by (f) below;
- iv. Plumbing system components as required by (g) below;
- v. Electrical system components as required by (h) below;
- vi. Heating system components as required by (i) below;
- vii. Cooling system components as required by (j) below;
- viii. Interior components as required by (k) below;
- ix. Insulation components and ventilation system as required by (l) below; and
- x. Fireplaces and solid fuel burning appliances as required by (m) below;

2. Prepare a home inspection report which shall:

- i. Disclose those systems and components as set forth in (b)1 above which were present at the time of inspection;
- ii. Disclose systems and components as set forth in (b)1 above which were present at the time of the home inspection but were not inspected, and the reason(s) they were not inspected;
- iii. Describe the systems and components specified in these standards of practice;
- iv. State material defects found in systems or components;
- v. State the significance of findings where any material defects in the systems and components of (b)1 above were found;

Provide recommendations where material defects were found to repair, replace or monitor a system or component or to obtain examination and analysis by a qualified professional, tradesman, or service technician without determining the methods, materials or cost of corrections;

3. Retain copies of all home inspection reports prepared pursuant to (b)2 above, for a period of five years upon completion of the report;

(c) Subsection (b) above is not intended to limit home inspectors or associate home inspectors from:

1. Inspecting or reporting observations and conditions observed in systems and components in addition to those required in (b)1 above and inspecting systems and components other than those mandated for inspection in (b)1 above as long as the inspection and reporting is based on the licensee's professional opinion, prior work experience, education and training, unless these standards of practice prohibit the home inspector or associate home inspector from inspecting such system or component;

2. Contracting with the client to provide, for an additional fee additional inspection services provided the home inspector or associate home inspector is educated, trained, certified, registered or licensed, pursuant to the provisions of N.J.A.C. 13:40-15.22 and other applicable statutes and rules; and

3. Excluding systems and components from the inspection if requested in writing by the client.

(d) When conducting the inspection of the structural components, the home inspector or associate home inspector shall:

1. Inspect:

- i. Foundation;
- ii. Floors;
- iii. Walls;
- iv. Ceilings;
- v. Roof;

2. Describe:

- i. Foundation construction type and material;
- ii. Floor construction type and material;
- iii. Wall construction type and material;
- iv. Ceiling construction type and material;
- v. Roof construction type and material;

3. Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and

4. Describe in the home inspection report the methods used to inspect under- floor crawl spaces and attics.

(e) When conducting the inspection of the exterior components, a home inspector or associate home inspector shall:

1. Inspect:

- i. Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories;
- ii. Exterior doors excluding storm doors or safety glazing;
- iii. Windows excluding storm windows and safety glazing;
- iv. Attached or adjacent decks, balconies, stoops, steps, porches, and their railings;
- v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;
- vi. Attached or adjacent walkways, patios, and driveways;
- vii. Garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and

2. Describe exterior wall surface type and material.

(f) When inspecting the roof of a residential building, the home inspector or associate home inspector shall:

1. Inspect:

- i. Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes;
- ii. Roof drainage systems;
- iii. Flashing
- iv. Skylights;
- v. Exterior of chimneys;

2. Describe:

- i. Roof surface;
- ii. Roof drainage systems;
- iii. Flashing;
- iv. Skylights;
- v. Chimneys;

3. Employ reasonable, practicable and safe methods to inspect the roof such as:

- i. Walking on the roof;
- ii. Observation from a ladder at roof level;
- iii. or Visual examination with binoculars from ground level; and

4. Describe the methods used to inspect the roof.

(g) When inspecting the plumbing system, a home inspector or associate home inspector shall:

1. Inspect:

- i. Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems;
- ii. All interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment;
- iii. Drain, waste and vent systems;
- iv. Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems;
- v. Combustion vents systems excluding interiors of flues and chimneys;
- vi. Fuel distribution systems;
- vii. Drainage sumps, sump pumps and related piping; and

2. Describe:

- i. Predominant interior water supply and distribution piping materials;
- ii. Predominant drain, waste and vent piping materials;
- iii. Water heating equipment including energy sources.

(h) When inspecting the electrical system, a home inspector or associate home inspector shall:

1. Inspect:

- i. Service entrance system;
- ii. Main disconnects, main panel and sub panels, including interior components of main panel and sub panels;
- iii. Service grounding;
- iv. Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems;
- v. Over-current protection devices and the compatibility of their ampacity with that of the connected wiring;
- vi. At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and
- vii. Ground fault circuit interrupters; and

2. Describe:

- i. Amperage and voltage rating of the service;
- ii. Location of main disconnects, main panels, and sub-panels;
- iii. Type of over-current protection devices;
- iv. Predominant type of wiring;
- v. Presence of knob and tube branch circuit wiring;
- vi. Presence of solid conductor aluminum branch circuit wiring.

(i) When inspecting the heating system, a home inspector or associate home inspector shall:

1. Inspect:

- i. Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems;
- ii. Combustion vent systems and chimneys, excluding interiors of flues or chimneys;
- iii. Fuel storage tanks, excluding propane and underground storage tanks;
- iv. Visible and accessible portions of the heat exchanger, removing the flame roll-out shield if applicable; and

2. Describe:

- i. Heating equipment and distribution type;
- ii. Energy sources.

(j) When inspecting the cooling system, a home inspector or associate home inspector shall:

1. Inspect:

- i. Central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment;
- ii. Permanently installed hard-wired, through-wall individual cooling systems;
- iii. Energy sources; and

2. Describe:

- i. Cooling equipment and distribution type;
- ii. Energy sources.

(k) When inspecting the interior of a residential building, a home inspector or associate home inspector shall:

1. Inspect:

- i. Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other non-permanent floor coverings;
 - ii. Steps, stairways, and railings;
 - iii. Installed kitchen wall cabinets to determine if secure;
 - iv. At least one interior passage door and operate one window per room excluding window treatments;
 - v. Household appliances limited to:
 - (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;
 - (2) Dishwasher to determine water supply and drainage; and
 - (3) Garbage disposer.
- (l) When inspecting the insulation components and ventilation system of a residential building, the home inspector or associate home inspector shall:
- 1. Inspect:
 - i. Insulation in unfinished spaces without disturbing insulation;
 - ii. Ventilation of attics and crawlspaces;
 - iii. Mechanical ventilation systems; and
 - 2. Describe:
 - i. Insulation in unfinished spaces adjacent to heated areas;
 - ii. Evidence of inadequate attic and crawlspace ventilation.
- (m) When inspecting fireplaces and solid fuel burning appliances, a home inspector or associate home inspector shall:
- 1. Inspect:
 - i. Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems;
 - ii. Chimneys and combustion vents excluding interiors of flues and chimneys;
 - 2. Describe:
 - i. Type of fireplaces and/or solid fuel burning appliances;
 - ii. Energy source;
 - iii. Visible evidence of draft characteristics.
- (n) Nothing in this section shall be construed to require a home inspector or associate home inspector to:
- 1. Enter any area or perform any procedure which is, in the opinion of the home inspector or associate home inspector, unsafe and likely to be dangerous to the inspector or other persons;
 - 2. Enter any area or perform any procedure which will, in the opinion of the home inspector or associate home inspector, likely damage the property or its systems or components;
 - 3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
 - 4. Identify concealed conditions and latent defects;
 - 5. Determine life expectancy of any system or component;
 - 6. Determine the cause of any condition or deficiency;
 - 7. Determine future conditions that may occur including the failure of systems and components including consequential damage;
 - 8. Determine the operating costs of systems or components;
 - 9. Determine the suitability of the property for any specialized use;
 - 10. Determine compliance with codes, regulations and/or ordinances;
 - 11. Determine market value of the property or its marketability;
 - 12. Determine advisability of purchase of the property;
 - 13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
 - 14. Determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
 - 15. Operate any system or component which is shut down or otherwise inoperable;
 - 16. Operate any system or component which does not respond to normal operating controls;
 - 17. Operate shut-off valves;
 - 18. Determine whether water supply and waste disposal systems are public or private;
 - 19. Insert any tool, probe or testing device inside electrical panels;
 - 20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;
 - 21. Walk on un-floored sections of attics; and
 - 22. Light pilot flames or ignite or extinguish fires

Terminology used in this Home Inspection Report

1. **Adverse condition:** a condition determined in accordance with the contractual scope of inspection and which is (a) producing a detrimental effect on systems or components and/or (b) impairing the normally intended function or operation of systems or components and/or (c) not consistent with generally established practice(s).
2. **Component:** a constituent element or part of a system. With regard to this definition, component means and refers only to a permanent component.
3. **Elective modification:** this designates information which is provided solely as a courtesy to clients for their consideration as part of any upgrading and maintenance program they may choose to implement. Elective modification conditions are not adverse conditions. Elective modifications should be performed by qualified individuals in accordance with all applicable industry standards and governmental requirements.
4. **Examine (d):** to evaluate the readily accessible and safely accessible systems and components of a home in accordance with the contractual scope of inspection.
5. **Generally established practice(s):** historically and conventionally applied method(s) and/or means of installation, assembly, operability, maintenance, and/or use.
6. **Home inspection:** The inspection of a home as per New Jersey Home Inspector-Standards of Practice NJ ADC 13:40-15.16
7. **Identify:** to describe a specific system or component by its type and to distinguish it by characteristics such as material(s), energy source(s), etc which differentiate that system or component from other similar systems or components.
8. **Immediate action:** A condition for which evaluation by a qualified individual is recommended as soon as possible for any necessary modifications or corrective measures. If, in the process of evaluating and addressing such conditions, it is determined that there are other adverse conditions present for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed at that time. It is further recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to evaluate and/or perform modifications or corrective measures to address adverse conditions documented in the inspection report.
9. **Inspected:** the system or component was examined.
10. **Normally intended function or operation:** the historic and conventional purpose or use for which a system or component was installed and/or for which it was designed and intended by its manufacturer.
11. **Normal operating controls:** thermostats, switches, valves, and other devices designed, manufactured, and intended to be used by homeowners or occupants in the day-to-day or seasonal operation of systems or components.
12. **Not applicable:** not present or outside the contractual scope of inspection. Potential costs which may be associated with additional evaluation of an adverse condition or with any modifications or corrective measures which may be deemed necessary to address an adverse condition are not factors and are not considered by the inspector when recommending immediate action for any adverse condition. **specifically excluded are "on-off" handles on non-GFCI and AFCI type circuit breakers, "bear claw/knife blade" type switches, any panel board service disconnection devices, and removal of fuses.
13. **Permanent:** designed or intended to remain where originally placed; not easily moved; attached, connected, or set in place for use such that moving or removal requires the use of tools or equipment.
14. **Not examined:** indicates that the specific system or component was not evaluated because it was not readily accessible or safely accessible due to weather, landscaping, personal property, pets, factors beyond the inspector's control, and/or factors beyond the contractual scope of inspection. When the inspection report indicates that a specific system or component could not be evaluated, the inspection report will also indicate the specific reason(s).
15. **Qualified:** having the training, skills, expertise, and experience necessary to competently address the referenced condition(s) and, where required, holding all applicable licenses, and meeting all applicable governmental requirements.
16. **Readily accessible:** in the sole judgment of the inspector, able to be examined without requiring the inspector to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings, interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape plantings or elements; or to interrupt the business of occupants and not requiring disassembly or the use of any special protective clothing, tools, or equipment.
17. **Safely accessible:** in the sole judgment of the inspector, able to be examined without risk to the inspector or others, without risk of damage to any item of personal or real property, and not requiring disassembly or the use of any special protective clothing, tools, or equipment.
18. **Structure technology generation:** A generation is the span in number of years in which a new technology is introduced in the structure's design, construction and or maintenance. Usually research and development provides new insights for newer materials, installation techniques for better and economic habitability. Generally accepted to be about 20 years or so in 21st century.
19. **System:** a group of interacting, interrelated, or interdependent components historically and conventionally designed and intended to perform one or more specific functions. With regard to this definition, system means and refers only to a permanent system. All of the provisions of this definition shall apply to the inspection of roof covering systems and components, attics, and the interiors of electrical system main distribution panels and subpanels with the following exceptions: (a) When in the judgment of the inspector it is safe and prudent to do so and there is safe clearance and access to the attic access opening or the roof eave(s), an inspector may choose to use a ladder to aid in gaining access to attic access openings or to examine roof covering systems and/or components. (b) When, in the judgment of the inspector, an electrical service main distribution panel or subpanel is readily accessible and safely accessible, the inspector may choose to use tools to remove fasteners which secure the face cover the panel. Use of tools is specifically excluded when the face covers of such panels are painted or otherwise sealed into place and/or cannot be safely removed with a screwdriver.

CODE of Conduct and ETHICS

Fundamentals

- (a) Home inspectors shall exhibit honesty and integrity in furtherance of the honor of the home inspection profession. A home inspection has a direct and vital impact on the quality of life for all home buyers. In performing home inspection services, home inspectors shall adhere to the highest principles of ethical conduct.
- (b) This Code of Ethics and Regulations reflects the current ethical standards for home inspectors. It is the department's intention that this document be a living document and that changes and updates to this Code of Ethics and Regulations be made as deemed necessary by the department in consultation with the Home Inspection Council.
- (c) Home inspectors shall fully adhere to and comply with the provisions of Article 12-B of the Real Property Law and all regulations promulgated thereunder including, but not limited to, this Code of Ethics and Regulations and the Standards of Practice.
- (d) Home Inspectors shall be required to cooperate with investigations by the Department of State. Each applicant or licensee shall be obligated, on request of the Secretary of State, to supply such information as may be required concerning his, her or its business, business practices or business methods, or proposed business practices or methods.

Written Contracts

- (a) Prior to performing a home inspection, home inspectors shall provide a client with a written pre-inspection agreement that clearly and fully describes the scope of service to be provided and the cost associated with that service. All said contracts shall contain the following clauses which shall be printed in type size of not less than six points:
 - “Home inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12 B of the Real Property Law and the regulations promulgated there-under including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided by the State. Home inspectors are not permitted to provide engineering or architectural services.”; and
 - “If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property.”
- (b) Home inspectors shall discuss the scope of the inspection with the client and only perform services which have been duly authorized by the client.

Non-Disclosure

Home inspectors shall not disclose to a third party the contents of a home inspection report or any observations, deductions, opinions that pertain to a home inspection report without the prior consent of the client or the client's representative.

Unlicensed and Unlawful Activity

- (a) Home inspectors shall not engage in, knowingly permit or aid and abet, unlicensed or activity that is prohibited by Article 12-B of the Real Property Law or the regulations promulgated thereunder.
- (b) In the event that a client insists upon a home inspector engaging in unlawful and/or unethical conduct, the home inspector shall, after notice to the client that such conduct is unlawful or unethical, be permitted to immediately withdraw from the assignment or contract.

- (c) Home inspectors shall not determine property boundary lines or encroachments, easements or any limitations of use of the property.
- (d) Home inspectors shall not determine compliance with regulations, codes, laws or ordinances.
- (e) Home inspectors shall not determine the market value of the property or its marketability.

Competence

- (a) Except as provided in section 197-4.6 and 197-5.2(c), home inspectors shall conduct home inspections in compliance with the Standards of Practice.
- (b) Home inspectors shall not accept or perform services in which the home inspector knows or has reason to know that he or she is not competent to perform.
- (c) Home inspectors shall not delegate responsibility to another when the home inspector delegating such responsibility knows or has reason to know that such person is not a duly licensed home inspector and/or qualified by training and experience to perform said task.

Written Reports

- (a) Home inspectors shall provide a written report containing the results of a home inspection.
- (b) Home inspectors shall not willfully make a false report or false or misleading statements in the context of home inspection activities and/or a home inspection report.
- (c) The home inspection report shall clearly identify the systems and components of the residential building that were observed. If a home inspector is providing a home inspection that does not meet the minimum requirements as set forth in the Standards of Practice, the home inspection report must describe the scope of work, the services provided, and the systems and components that were included in and excluded from the inspection.

Conflicts of Interest

- (a) The duty of every home inspector shall be to the client. Home inspectors shall avoid conflicts of interest or activities that compromise their professional objectivity, or have the potential of creating an appearance that their professional objectivity has been compromised.
- (b) Prior to accepting any home inspection assignment, home inspectors shall disclose to the potential client all known or potential conflicts of interest that could influence or appear to influence the home inspector's judgment or the quality of the home inspector's services.
- (c) Home inspectors shall not solicit or accept compensation, financial or otherwise, from more than one interested party for a home inspection unless the circumstances are fully disclosed to the client and agreed upon by all interested parties.
- (d) Home inspectors shall not solicit or accept an assignment or contract from a governmental body on which a principal or officer of the home inspector's office or organization serves as a member.
- (e) Home inspectors shall not directly or indirectly compensate, in any way, real estate brokers, real estate salespersons, real estate brokerage companies, lending institutions or any other party or parties that expect to have a financial interest in closing the transaction, for future referrals of inspections or for inclusion on a list of recommended inspectors or preferred providers or any similar arrangement.

(f) Home inspectors shall not accept financial or other consideration, such as material or equipment, from suppliers for suggesting the use of, or promoting a specific product in the course of performing a home inspection.

(g) In connection with performing home inspections, home inspectors shall not accept commissions, fees or other consideration directly or indirectly from contractors or other persons or entities dealing with clients or employers of the home inspector in connection with work for which the inspector is responsible for, or has reported upon.

(h) Home inspectors shall not inspect any residential building in which said home inspector or relative thereof has a financial interest or any interest in the transfer thereof, including the receipt of any commission as an agent.

(i) Home inspectors shall not inspect a home if the home inspector's compensation is contingent upon the sale of the home or if compensation is contingent upon the results of the home inspection.

Fraud, Misrepresentation and Dishonesty

Home inspectors shall not engage in fraud, fraudulent activity, misrepresentation or dishonesty.

Promotion and Advertising

(a) Home inspectors shall not advertise in a false, misleading or deceptive manner.

(b) Home inspectors shall not falsify or misrepresent their experience, education or qualifications or permit any such misrepresentation by their employees or associates.

(c) Home inspectors shall not advertise home inspection services as an engineer or architect or under the heading of engineers, engineering, architects or architecture in any form of print or electronic media unless the individual and/or firm is licensed to provide engineering or architectural services

(d) Home inspectors shall refrain from making any claim relating to the quality and effectiveness of services which cannot be substantiated by the home inspector.

(e) Home inspectors placing or authorizing advertisements shall maintain or cause to be maintained an exact copy of each advertisement for a period of one year following the advertisement's last publication. This copy shall be made available for inspection, upon request, by the State.

(f) Nothing herein shall prohibit a home inspector from advertising his or her services or advertising for the purpose of recruiting employees provided that no such advertisements shall be misleading or deceptive.

TERMS AND CONDITIONS OF AGREEMENT APPLICABLE TO THIS INSPECTION

CLIENT'S PERMISSION TO HOME INSPECTOR TO UNDERTAKE INSPECTION PRE-INSPECTION AGREEMENT AND THE SCOPE OF WORK UNDERTAKEN

IMPORTANT: You, the client, are entering into an agreement with the inspection company and or the licensee entity undertaking the inspection; and neither the publisher or printer of this report-format publication, the master licensor, nor the inspector as an individual. This agreement is only one of the parts of the total contract documents. The inspection report is an integral part of contract documents. If you did not get copy of your inspection report at the time of inspection, & or, if any part of it is being sent to you by mail or electronically, inspection company will send it out within 5 working days of completion of the inspection. It is client's responsibility to report non-receipt of documents to the office by certified mail, within ten days of the inspection otherwise the inspection company may assume that client has all the documents, and be absolved of all responsibilities for providing written report. Client's privileges for fee-refund or disagreements are time-limited. You must return all documents by certified mail to the company, within 3 days of the first receipt of the inspection findings information to you; otherwise you accept all terms and conditions of the agreement and the report in its entirety. If you accept the refund, this agreement shall be null & voided. This agreement shall be binding for all work(s) and multiple properties, between the parties, regardless of the property addresses written herein, and dates when undertaken.

1. **Entire agreement, binding effect, severability & limitation of liability:** This agreement represents the entire agreement between the parties. Hereinafter the client is referred to as "Client" and inspection company performing this inspection as "company". There are no verbal agreements and the client will not rely on any precedence of the acts of the company, literature, advertisements, business cards, or hearsay. Any change, modification, or amendment must be in writing and signed by both parties hereto. This agreement shall be binding upon and insure to the benefit of the parties hereto and the respective heirs, successors, and assigns. If any portion of this agreement is unenforceable, the balance of the agreement shall still survive without excluded or un-enforced provision (s). **Client agrees that clients exclusive remedy and or the entire maximum liability of the company, its employees, agents, officers, directors, and subcontractors shall be limited to five times the amount of building inspection fee only, paid by the client** (not for other / third party inspection (such as WDI and or Radon etc) / lab fees etc paid by client) **(but this maximum liability amount shall be no less than \$ 1,000.00)**. In the event of any loss suffered by the client, that the client wishes to recover from the company, client is bound to let the company and or its appointees examine and record the loss (including electronically) prior to the client curing it.

2. **Exclusive use:** Client acknowledges that the inspection report is the copyrighted property of the company, and is intended for client's sole, confidential, and exclusive use and possession, and may not be copied or otherwise reproduced in any manner or media, without company's prior written consent. Client(s) hereby consent, to the company's use, of the client's name and this work, for referral or company's promotion purposes.

3. **Warranty:** Company warrants that it shall adhere to the protocols and standards of inspection as prescribed herein. The inspection and the report is not intended to be a guarantee, warranty, risk assessment or insurance policy for the client. Company makes no express or implied guarantees or warranties regarding the adequacy, performance, or condition of any structure, item, or system, or the continued operation of any item or system, and hereby disclaims any implied warranties or liability for consequential damage. Third party warranty may be available, provided client requests for it, prior to inspection. No predictions / warranty is made for the moisture tight worthiness of the structures including but not limited to No-water in basements, and or no leaks or cracks including but not limited to fuel burning appliances, foundations and or roof etc. Company endeavors to seek out as many major visual defects in accessible areas on the date/ time of inspection as feasible, but does not warrant that all defects shall be uncovered / reported. Inspectors tend to be as impartial & objective as humanly feasible in inspection(s) and or reporting; however, client accepts inspector's subjectivity, if any. Company does not itemize cosmetic or obvious minor defects.

4. **Arbitration:** **Unless client has specifically paid to waive this provision, under the standard inspection agreement, any controversy or claim arising out of, or related to this agreement and or inspection or any alleged breach thereof will be settled by binding and mandatory arbitration in accordance with rules of American arbitration association.** Company reserves the right to choose, a sole arbitrator, first. Judgment upon any award rendered by such arbitrator (s) may be entered in any court having jurisdiction. If the claim initiated, cannot be established in its entirety, the party initiating action shall pay for entire costs of the other party for defending such action. **In the event,**

if any liability is judged against the company, client agrees to pay the first \$ 5,000.00 of the company's liability and or company's costs for handling this action, as client's contribution (standard deductible) of the liability and or other costs against the company. Except for any criminal issues, client agrees to not to bring any civil law suite against any individual, officer, shareholder, employee, representative and or agent of the company, for personal neglect or personal liability under this agreement and agrees to hold them harmless entirely. This agreement is applicable only to parties named herein and their heirs, and or their assignees & all disputes arising out of this agreement, if any, are to be resolved only by them, in Somerset County, NJ, USA, only.

5. **Subcontracted or other services** (including but not limited to radon, WDI, water, lead, septic etc.): The company may book tests, or services other than primary home inspection, for the client with the subcontractors & or laboratories only to facilitate the client. The company shall not be responsible for any specific performance of these entities. The Company does not represent itself to be any one, other than a Home Inspection entity as defined by NJ State Law, and has not solicited nor is offering any services other than home inspection e.g. professional engineering, architectural, estimation, construction, repair or maintenance, rental management, real estate sales, mortgages, insurance, warranty services etc under this agreement, even if the company can & may engage in such services elsewhere, and or the inspector is professionally qualified to be an engineer and or other professional or service provider.

6a. **Additional limitations:** Typical and permanently installed components which, are normal in an average dwelling, are evaluated in a snap shot manner for functionality only, for a very brief period, during the inspection. Portable appliances and or appliances of value under \$ 1000.00, such as window air-conditioners, tabletop microwaves, water coolers etc are not within the scope of this inspection. We do not test, the accuracy of the controls, thermostats, timers etc, any component when the conditions are not conducive for its test, or with special test equipment etc for extensive inspection. This inspection is being conducted by a generalist and is not technically exhaustive. The inspectors are not required to move personal property, debris, furniture, equipment, carpeting, or other materials or objects which, may impede access or limit visibility. Latent or concealed defects are not within the scope of the inspection. No invasive or destructive testing will be conducted. No equipment or systems will be dismantled. Compliance with past or present building, zoning, or other governmental codes or regulations is not within the scope of the inspection. Company may not comment on architectural / design deficiencies. Repair / replacements costs, if provided are as furnished by outside sources believed to be accurate for prospective budgeting purposes only and are not warranted. Client understands and acknowledges that the inspection will not address the possible presence of or danger from asbestos, lead, urea formaldehyde, toxic or flammable chemicals, carbon monoxide or other undesirable gases, water or airborne related illness or disease, or other similar or potentially harmful substances. Client is urged to consult a qualified professional for identification, or testing for such substances, if desired. This inspection is not a substitute for condition check at pre-settlement or closing to undertake possession. Client undertakes to re-inspect prior to closing and has been requested to attend all inspection (s) personally. Client assumes all liability for failure to do so.

6b. **Scope of inspection: Company agrees to perform a standard visual inspection, at one visit only of captioned structure and to provide client or their representative with only one copy of written inspection report delivered by hand, electronically or by mail.** The purpose of the inspection is to identify major, visually observable defects in accessible components at the time of inspection, which in company's opinion might affect the use of the property or the typical buyer's decision to purchase. A major, visually observable defect is one, which can be detected by visual examination only and will cost \$1000.00 or more to cure or prevent further deterioration of the property, with in 90 days of inspection. The inspection is limited to, readily and safely accessible components and clients delivery of properly protocol-ed environment. A substantially comprehensive inspection is also available to the client, for an additional fee. Company's observations, inference and recommendations may be subjective or inconclusive depending upon several factors present at the time of inspection. The company may use express checklist format system, to expedite the reporting. However a more detailed custom formatted narrative style report is available to the client for additional fees. The company may provide services, beyond the agreement, at its own option for client's general information only, but without assuming any liability for such services. A third party warranty and or insurance on the life / working of the components may also be available for extra charge. Extra visits for any reason shall cost the client a minimum of \$ 200.00 per visit to the property.

6c. **Client agrees to pay** \$75.00 charge for any dishonored check, 1½ % interest charges & \$ 75.00 minimum fee for each monthly billing & or administrative costs, unless paid by cash or a good check at the time of inspection. Company's hourly rate is \$ 200.00. Company may assign the receivable amount to any individual / third party for collection & or instituting a claim. Client agrees to let the company assign this agreement to an individual and the company be represented by an individual so named in the court of law, if required.

7a. **Systems covered:** unless extensive inspection has been requested, this standard inspection shall be a limited focus within the time limit allocated for the inspection & is limited to representative portions of following systems and/or components of the property & as per limited liability of company, standard deductions from customer, & arbitration terms:

- Foundation Roof Structural system Electrical system Plumbing system HVAC system Partial Re-inspection
- Whole building inspection (all of the above), and as per the NJ state standards of practice, incorporated herein.
- Radon (if included) the company collects and mails test(s) only, but does not undertake to monitor site compliance.
- Radon test kit only, to test by the owner
- Wood boring insects (if included) identifies presence or absence of wood-boring insects (termites, carpenter ants, powder post beetles, & or carpenter bees, but not of rodents, vermin or insects not expressly included) & any resulted major visual structural damage, in accessible, probe-able components excluding common properties.
- _____ Family structure _____ Dwelling unit in duplex / multifamily Mixed use structure COMMERCIAL structure

7b. **Systems not covered:** _____

7c. **Limitations:** unless checked, the following items will not be included in the inspection:

- Sprinkler systems Septic/drain-fields / Cess-pools Indoor air quality swimming pools detached buildings
- Personal / common property Trash compactors Tennis courts Underground utilities Intercom or security systems Wells / springs Low volt systems Playground equipment Central vacuum systems Oil tanks / soil test
- Solar heat systems Water test or softeners _____

7d. **Payment:** Client agrees to pay in cash or by acceptable check to company, at the time of or prior to the inspection, for
Standard inspection: \$ _____, Radon can / test \$ _____, WDI \$ _____ No arbitration clause fee \$ 00.00
Longer claim filing term fee \$ 00.00 Higher company liability fee \$ 00.00 Lower Client deductions fee \$ 00.00 & fee for
_____ \$ _____ Total \$ _____

7e. Extensive inspection (fee: 6% of the fair market property value, minimum \$ 2,500.00) Accepted Declined
(Higher limits of company liability and lower deduction from client shall apply)

Client authorizes to send this report to Agent Attorney Do not copy this report to any one

8. **Please read all pages / sides, before signing this agreement. Thank you**

This agreement is made on this _____ day of _____ 201__ by and between (company / DBA) _____
_____ for inspection on: date: _____ day: _____ at time _____ AM / PM

And _____
(Client): Mr./Mrs./Ms.
For structure at: _____

I _____ hereby acknowledge that regardless of when I returned this duly executed document back to the company, I had read and consented to the entire agreement at least one full working day, prior to this inspection & agreed to let the company undertake the standard home inspection on the standard terms, including arbitration, higher client deductions, & lower limits of company liability. I have declined to pay extra fees for higher company liability, lower deductions and no arbitration etc terms. I understand that in the event I have not understood any terms of the agreement, I have up to three days to return the report, agreement documents back to the company and receive my refund of the inspection fee. If I choose not to return the report and the agreement by certified mail, back to the company, I waive all my rights to negotiate any agreement terms, and accept all terms as printed herein.

X _____ x _____
Executor acknowledges that he / she, him / her self executed this document, and Signed for the company
or has the power of attorney to do so. Signed for client, one signature binds
spouses, ET alls, etc for agreement to terms & receipt of a copy of this document

Documents received by client: <input type="checkbox"/> WDI <input type="checkbox"/> Inspection report <input type="checkbox"/> Radon lab info <input type="checkbox"/> x _____	Payment receipt: Received check # _____ Cash \$ _____ For company by x _____
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